

## ISTRA, GROŽNJAN - Luksuzna vila na osami, Grožnjan, House



### Seller Info

Name: Agencija Dux nekretnine  
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First Name: Agencija  
Last Name: Dux nekretnine  
Company Name: DUX NEKRETNINE d.o.o.  
Service Type: Selling and renting  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
Address: Tizianova 8  
Mobile: 385 91 480 8808  
Phone: 385 51 518 174  
About us: Dux nekretnine agency operates with the aim of raising the quality of real estate brokerage to a higher level of professionalism and mutual satisfaction of the parties with which it cooperates. How do we do that? We approach each client humanely and professionally in order to facilitate one of the biggest and most important decisions in life - buying real estate. Our offer includes a wide range of high quality and very attractive properties in the Kvarner, Istria, islands and wider surroundings in order to satisfy the refined tastes of our longtime customers. The buying and selling process takes place at the highest level of quality with our reliability and commitment to each individual client. Our job is not done until we see a smile on the faces of clients. And even then because we like to stay in touch

even after the contract is signed  
- because our mission is more  
than just a job.

## Listing details

### Common

Title:	ISTRA, GROŽNJAN - Luksuzna vila na osami
Property for:	Sale
House type:	detached
Property area:	220 m <sup>2</sup>
Lot Size:	1721 m <sup>2</sup>
Number of Floors:	1
Bedrooms:	8
Bathrooms:	3
Price:	1.00 €
Updated:	Oct 26, 2024

### Condition

Built:	2018
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### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Grožnjan
City area:	Grožnjan
ZIP code:	52429

### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	B
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### Heating

Central heating:	yes
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### Parking

Number of parking	4
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spaces:

Covered parking space: yes

## Description

Description:

The medieval town of Grožnjan is a hill surrounded by terraces of olive groves and vineyards. Situated only twenty minutes from Umag, Grožnjan offers a view of about twenty surrounding Istrian towns, the valley of Mirna and the sea from Novigrad to Umag. It consists of 11 settlements. In one of these settlements, in a beautiful location, away from all the houses, in complete solitude, this luxury stone villa is located. The villa is decorated and equipped with high quality furniture; a true blend of luxury and elegance where attention was paid to a lot of details including natural materials. On a completely fenced and landscaped garden of 1,721m<sup>2</sup> there is a covered parking lot with 2 parking spaces and a tool room, solar heated pool of 14x4.5m and 3 buildings; main house (148m<sup>2</sup>), tavern (50m<sup>2</sup>) and garden storage (22m<sup>2</sup>). The luxury house consists of a living, a kitchen with a dining area, 3 bedrooms, a wardrobe, a study, 2 bathrooms, a toilet and a terrace. The tavern has a beautiful fireplace and kitchen, bedroom and bathroom. The house is heated / cooled by a convector valve, 2 fireplaces (the fireplace in the main house is connected to a complete central heating system - then all rooms are heated by wood and not by electricity), solar panels for hot water. Underfloor heating installed in all bathrooms. This modern villa with one of the most beautiful views in Istria provides complete privacy and luxury. ID CODE: 9147

## Additional contact info

Reference Number: 577835

Agency ref id: 9147

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